

1 SHELLEY D. KROHN
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7 **UNITED STATES BANKRUPTCY COURT**

8 **DISTRICT OF NEVADA**

9 *****

10 In re:) CASE NO. BK-S-17-12731-abl
11 DORON MASHAL) CHAPTER 7
12 SHIRAH GOODMAN-MASHAL,)
13 Debtors.)
14

15 **TRUSTEE'S ACCOUNT OF FORMER TRUSTEE, VICTORIA L. NELSON**

16 SHELLEY D. KROHN, TRUSTEE of the above-entitled bankruptcy
17 estate, files this account of the assets, receipts and disbursements
18 administered by former Trustee, Victoria L. Nelson, for the period
19 of March 23, 2017 (date the Debtors' voluntary petition was filed)
20 to January 19, 2018 (date of appointment of Shelley D. Krohn) This
21 account is being filed pursuant to Fed. R. Bankr. P. 2012(b) and
22 Chapter 7 Trustee Handbook, Section 2(I).

23 I have received the net amount of \$14,690.61.

24 Attached hereto are the following reports prepared by the
25 undersigned:

26 Attached Form 1- Accounting of Assets.

27 Attached Form 2- Receipts and Disbursement Report.
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1 Dated this 14th day of February, 2018.

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SHELLEY D. KROHN, TRUSTEE

Form 1

Individual Estate Property Record and Report

Asset Cases

Page: 1

Case No.: 17-12731
Case Name: MASHAL, DORON
GOODMAN-MASHAL, SHIRAH

Trustee Name: (480070) Shelley D. Krohn
Date Filed (f) or Converted (c): 05/23/2017 (f)
§ 341(a) Meeting Date:
Claims Bar Date: 10/16/2017

For Period Ending: 02/14/2018

1 Ref. #	2 Asset Description (Scheduled And Unscheduled (u) Property)	3 Petition/ Unscheduled Values	4 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	5 Property Formally Abandoned OA-§554(a) abandon.	6 Sale/Funds Received by the Estate	7 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	424 St. Andrews Court, Las Vegas, NV 89144-0000, Clark County Single-family home. Entire property value: \$1,889,688.00	1,889,688.00	255,008.00		0.00	FA
2	10710 Hobbiton Ave., Las Vegas, NV 89144-0000, Clark County Single-family home. Entire property value: \$729,000.00	729,000.00	161,188.00		601,242.65	FA
3	2015 Land Rover Range Rover Sport Leased Vehicle/Surrendering. Entire property value: \$0.00	0.00	0.00		0.00	FA
4	2016 ti Quattroporte Leased vehicle/Surrendering. Entire property value: \$0.00	0.00	0.00		0.00	FA
5	2011 BMW 328i Sedan SA, 80199 miles Entire property value: \$9,551.00	9,551.00	0.00		0.00	FA
6	2008 Mercedes ML 350, 90000 miles Daughter drives this vehicle. Entire property value: \$8,757.00	8,757.00	0.00		0.00	FA
7	Household Goods and Furnishings	11,815.00	0.00		0.00	FA
8	Electronics	3,325.00	0.00		0.00	FA
9	Collectibles of value	600.00	0.00		0.00	FA
10	Roland Keyboard	250.00	0.00		0.00	FA
11	Exercise, Hobby Equipment, and Carpentry Tools	370.00	0.00		0.00	FA
12	9mm S&W	300.00	0.00		0.00	FA
13	Clothing (no resale value)	500.00	0.00		0.00	FA
14	Assorted Costume Jewelry	350.00	0.00		0.00	FA
15	Two Dogs	0.00	0.00		0.00	FA
16	Cash	500.00	0.00		0.00	FA
17	Joint Checking ending 1033: Bank of America	314.00	0.00		0.00	FA
18	Joint Checking ending 9368: Bank of America	31.61	0.00		0.00	FA
19	Child's account held in name of Jordan Mashal: Bank of America	118.91	0.00		0.00	FA
20	checking account ending 1928: Bank of George	3,459.50	0.00		0.00	FA

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Case No.: 17-12731

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GOODMAN-MASHAL, SHIRAH

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 05/23/2017 (f)

§ 341(a) Meeting Date:

Claims Bar Date: 10/16/2017

For Period Ending: 02/14/2018

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21	Online account for Cyberopticslenses: Paypal	5.00	0.00		0.00	FA
22	Online account for FreeportLT: Paypal	746.00	0.00		0.00	FA
23	Online account for Dango94: Paypal	31.00	0.00		0.00	FA
24	Millennium Foto, Inc. (closed 03/14; revoked 8/31/14), 100% ownership	0.00	0.00		0.00	FA
25	Vegas Foto, Inc. (closed 11/16; defaulted 12/31/16), 100% ownership	0.00	0.00		0.00	FA
26	Boulevard Cameras, Inc. (closed, 07/16; defaulted 02/28/17), 100% ownership	0.00	0.00		0.00	FA
27	Camera Zone, Inc. (closed 02/17), 100% ownership	Unknown	0.00		0.00	FA
28	Nonpublic stock and businesses: Bet Yossef Community Center of Las Vegas, Inc.	0.00	0.00		0.00	FA
29	Digital World, LLC (closed 04/16; defaulted 02/28/17), 100% ownership	0.00	0.00		0.00	FA
30	It's About Time, LLC, 100% ownership Trustee Nelson memo Dkt. #109	0.00	0.00	OA	0.00	FA
31	It's About Time Flamingo, LLC (defaulted 03/31/16, Closed 03/2016), 100% ownership Trustee Nelson memo Dkt. #109	0.00	0.00	OA	0.00	FA
32	JM7 LLC (no activity), 100% ownership	0.00	0.00		0.00	FA
33	Nonpublic stock and businesses: Mont Noir LLC (no activity)	0.00	0.00		0.00	FA
34	Electric Deposit: NV Energy	0.00	0.00		0.00	FA
35	Mont Noir Trade Mark	0.00	0.00		0.00	FA
36	Restitution from Kristine Renee Nelson (currently incarcerated, not collectible)	182,778.03	182,778.03		0.00	FA
37	Business Appraisal(s) of which: \$21,667.00 for It's About Time, LLC \$37,000.00 for Boulevard Camera's, Inc. (approximately) \$21,000.00 for Vegas Foto, Inc. (approximately) \$14,000.00 for Digital World, LLC (approximately) \$35,000.00 for Camera Zone, Inc. (approximately) \$19,000.00 for Millennium Foto, Inc. (approximately)	148,322.00	0.00		0.00	FA
37	Assets Totals (Excluding unknown values)	\$2,990,812.05	\$598,974.03		\$601,242.65	\$0.00

Form 1
Individual Estate Property Record and Report
Asset Cases

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Case No.: 17-12731
Case Name: MASHAL, DORON
GOODMAN-MASHAL, SHIRAH

Trustee Name: (480070) Shelley D. Krohn
Date Filed (f) or Converted (c): 05/23/2017 (f)
§ 341(a) Meeting Date:
Claims Bar Date: 10/16/2017

For Period Ending: 02/14/2018

Major Activities Affecting Case Closing:

We are successor Trustee

Does not appear that claims have been reviewed yet

Review claims then file TFR

Trustee Nelson memo

Cont. to July 14 at 10:00 a.m. Attorney in a Family Reunion.

Case concluded as an asset. Will sell 2nd property and work out equity on primary home. Filed notice of assets to file claims.

The Trustee has reviewed the documents provided by the Debtors and the bankruptcy schedules and has concluded that the following assets can potentially be available to administer for creditors:

(1) There is personal property owned by the Its About Time, LLC (IAT), a Nevada limited liability company in which the Debtors own a one hundred percent membership interest. While Nevada State Bank and Bank of America, N.A. hold perfected security interests in the personal property owned by other entities in which the Debtors hold membership interests, there are approximately \$20,000 in watches owned by IAT that appear to be unencumbered. The Trustee is negotiating the terms of a stipulation with Nevada State Bank and Bank of America, N.A. that will authorize relief from the automatic stay and the Trustee to liquidate the watches.

(2) There is equity in the real property located at Hobbiton Avenue that was an investment property owned by the Debtors. There are two judgment liens recorded against the property that appear to not be properly perfected because an affidavit of judgment creditor was not filed at the same time as the recording of the judgment pursuant to N.R.S. 17.150. Counsel for the Trustee has reached out to these judgment lien holders to determine if they would be willing to negotiate a settlement whereby the amount of their secured lien would be reduced to limit administrative fees and create additional equity that can be used to pay creditors. There is also a sizable lien recorded in favor of the I.R.S. Counsel for the Trustee has also contacted counsel for the I.R.S. to determine if they would stipulate to subordinate their claim pursuant to 11 U.S.C. 724(b).

(3) There may be equity in the Debtor's primary residence in excess of the secured liens and the allowed homestead exemption. The Trustee will arrange for an appraisal or for a real estate agent to inspect the property to obtain a fair market value.

(4) The Trustee is also reviewing the financial records of the Debtors to determine if there are avoidance actions that can be commenced for the benefit of creditors.

Counsel for the Trustee has been informed that Canon has agreed to remove their judgment lien recorded against the Hobbiton property. The Trustee has also negotiated a settlement with the Shoppes At Palazzo whereby they will reduce their secured claim from approximately \$60,000 to \$10,000. The Trustee will prepare a motion to approve compromise to obtain court approval of the settlement agreement with the Shoppes At Palazzo.

Counsel for the Trustee has also been informed by the I.R.S. that they are willing to stipulate to allow the sale of the Hobbiton property to be accomplished free and clear of liens with the Trustee reserving the right to subordinate the secured claim of the I.R.S. pursuant to 11 U.S.C. 724(b).

Finally, counsel for the Trustee has obtained an agreement by counsel for Bank of America and Nevada State Bank to liquidate the personal property owned by various entities of the Debtors. The sale of this personal property would be accomplished with each party reserving their respective rights to assert that they may be entitled to the proceeds.

Motion to Sell Free and Clear of Liens Under Section 363(f) the Real Property Located At 10710 Hobbiton

Form 1
Individual Estate Property Record and Report
Asset Cases

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Case No.: 17-12731

Case Name: MASHAL, DORON
GOODMAN-MASHAL, SHIRAH

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 05/23/2017 (f)

§ 341(a) Meeting Date:

For Period Ending: 02/14/2018

Claims Bar Date: 10/16/2017

Avenue, Las Vegas, Nevada 89144-0000 filed Dkt. #71.

Trustee filed Report of Sale of the Real Property Located At 10710 Hobbiton Avenue, Las Vegas, Nevada 89144 Dkt. #97 on 11/2/2017.

Abandonment filed 12/11/2017 Dkt. #109.

Current Projected Date Of Final Report (TFR): 05/23/2019

Initial Projected Date Of Final Report (TFR): 05/23/2019

02/14/2018

Date

/s/Shelley D. Krohn

Shelley D. Krohn

Form 2

Page: 1

Cash Receipts And Disbursements Record

Case No.: 17-12731
Case Name: MASHAL, DORON
GOODMAN-MASHAL, SHIRAH
Taxpayer ID #: **-*8991
For Period Ending: 02/14/2018

Trustee Name: Shelley D. Krohn (480070)
Bank Name: Pinnacle Bank
Account #: *****0273 Checking Account
Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
10/26/17		National Title Co. Escrow Trust Account , SSIS S Pecos Road 11204	Sale of Real Property.		54,787.61		54,787.61
	{2}		. \$601,241.73	1110-000			54,787.61
			Escrow Fee to National Title Co -\$875.00	2500-000			54,787.61
			CLTA Owner's Policy to National Title -\$2,040.00	2500-000			54,787.61
			Recording Fees to National Title -\$160.00	2500-000			54,787.61
			County Transfer Tax to National Title -\$3,060.00	2820-000			54,787.61
			Broker Transaction Fee to BHHS Nevada Properties -\$500.00	2500-000			54,787.61
			Clark County Lien to Clark County Treasurer -\$230.00	2500-000			54,787.61
			HOA Master Assoc. Demand Fee to Howard Hughes Properties -\$125.00	2500-000			54,787.61
			HOA Master Assoc. Dues to Summerlin South Community Assoc. -\$166.00	2500-000			54,787.61
			HOA Master Assoc. Transfer Fee to Howard Hughes Properties -\$200.00	2500-000			54,787.61
			HOA Sub Assoc. Demand Fee Reimbursement to Shapiro & Sher -\$150.00	2500-000			54,787.61
			HOA Sub Assoc. Transfer Fee to Prime Community Management -\$250.00	2500-000			54,787.61
			HOA Sub Assoc. Dues to Willow Creek Community Assoc. -\$1,382.00	2500-000			54,787.61
			Reimbursement HOA Resale Packages to Shapiro & Sher	2500-000			54,787.61

Page Subtotals: \$54,787.61 \$0.00

{ } Asset Reference(s)

! - transaction has not been cleared

Form 2

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Cash Receipts And Disbursements Record

Case No.: 17-12731
Case Name: MASHAL, DORON
GOODMAN-MASHAL, SHIRAH
Taxpayer ID #: **-*8991
For Period Ending: 02/14/2018

Trustee Name: Shelley D. Krohn (480070)
Bank Name: Pinnacle Bank
Account #: *****0273 Checking Account
Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
			Group -\$355.00				
			Reimbursement Yardscapes to Maureen Robison -\$337.70	2500-000			54,787.61
			Reimbursement 3 Pool Cleaning to Shapiro & Sher -\$255.00	2500-000			54,787.61
			Reimbursement for water bill to Shapiro & Sher -\$79.20	2500-000			54,787.61
			Reimbursement NV Energy to Maureen Robison -\$561.89	2500-000			54,787.61
			Reimbursement Zeigler Pool and Spa to Maureen Robison -\$550.00	2500-000			54,787.61
			Reimbursement Zeigler Pool and Spa to Maureen Robison -\$305.00	2500-000			54,787.61
			Sewer Fees to Clark County Water Reclamation -\$259.20	2500-000			54,787.61
			Trash Fees to Republic Services -\$43.62	2500-000			54,787.61
			Commission to Galindo Group Real Estate -\$18,000.00	3510-000			54,787.61
			Commission to BHHS Nevada Properties -\$18,000.00	3510-000			54,787.61
			Payoff to Nationstar DBA Mr. CVooper -\$292,662.42	4110-000			54,787.61
			Payoff to Internal Revenue Service -\$195,908.01	4300-000			54,787.61
			Payoff to Kaempfer Crowell -\$10,000.00	4120-000			54,787.61
	{2}		Received \$54,787.61 Settlement Statement shows \$54,786.69 \$0.92	1110-000			54,787.61

Page Subtotals: \$0.00 \$0.00

{ } Asset Reference(s)

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Form 2

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GOODMAN-MASHAL, SHIRAH
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Trustee Name: Shelley D. Krohn (480070)
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Account #: *****0273 Checking Account
Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
11/02/17		Pinnacle Bank 150 Third Ave S Nashville TN 37201	Pinnacle Analysis	2600-000		14.26	54,773.35
12/04/17		Pinnacle Bank 150 Third Ave S Nashville 37201	Pinnacle Analysis	2600-000		85.56	54,687.79
12/22/17	1001	Houmand Law Firm 9205 West Russell Road, Building 3 Las Vegas , NV 89148	Per Court Order Dated 12/20/17 Dkt. #116. First and Final Application for Compensation.	3210-000		39,095.00	15,592.79
12/22/17	1002	Houmand Law Firm 9205 West Russell Road, Building 3 Las Vegas , NV 89148	Per Court Order Dated 12/20/17 Dkt. #116. First and Final Application for Expenses.	3220-000		828.92	14,763.87
12/27/17	1003	International Sureties, LTD. Suite 420 New Orleans , LA 70139	Bond Payment	2300-000		6.78	14,757.09
01/08/18		Pinnacle Bank 150 Third Ave S Nashville TN 37201	Pinnacle Analysis	2600-000		66.48	14,690.61

Account *****0273 Checking Account			
	Balance Forward	0.00	
1	Deposits	54,787.61	3
0	Interest Postings	0.00	3
	Subtotal	54,787.61	0
0	Adjustments In	0.00	
0	Transfers In	0.00	
	Total	54,787.61	
			39,930.70
			166.30
			0.00
			40,097.00

Page Subtotals: \$0.00 \$40,097.00

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Taxpayer ID #: **-***8991
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Bank Name: Pinnacle Bank
Account #: *****0273 Checking Account
Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

Net Receipts:	\$54,787.61
Plus Gross Adjustments:	\$546,454.12
Less Payments to Debtor:	\$0.00
Less Other Noncompensable Items:	\$0.00
Net Estate:	\$601,241.73

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCES
*****0273 Checking Account	\$54,787.61	\$40,097.00	\$14,690.61
	\$54,787.61	\$40,097.00	\$14,690.61